

Subject: Re: Port of Los Angeles Parcel Size Verification - Assistance Needed
From: Edward Henning <mred2@earthlink.net>
Date: 10/12/2016 12:14 AM
To: Lorena Parker <lparker@sanpedrobid.com>

Lorena - let's step back just a minute to sync our Zone 2 assessment logic and numbers (sorry for all the numerics used below but we need to be in step):

1. On July 26 you informed me that POLO management staff (that morning) had approved \$165k +/- in additional assessments for the expansion area for a total Port BID assessment for all zones of about \$390k.
2. On the same day I responded back and said that the basis of the \$165k assessment was all wrong (wrong rate, wrong building area totals etc) and that using the projected "2018" Zone 2 building rate would generate only about \$81k.
3. Same day you told me to keep the \$165k figure and back into whatever new building assessment rate would be needed on assessable Port parcels (2 existing parcels plus 12 expansion parcels on which only 6 have buildings).
4. Within a few days I calculated the Zone 2 (2018) building rate needed to generate \$165k plus 3% (2017) plus 3% (2018) or about \$174k - this new rate is \$0.1039. I passed this number on to you and then in turn used it in the dbase submitted to the City on August 1.
5. Today you sent an email to Port staff saying that the BID improvement rate (building rate) is \$0.05500 (????) and that the total Port assessment would be \$342,483.82 (????). The 5.5 cent figure was the 2012 Zone 2 building rate which is moot at this point and I'm not sure where the total Port assessment figure comes from since you had initially said that they had approved a total figure of about \$390k and that has remained my/our target in all this.

Since I've already submitted all the data to Dennis including all the Port building areas that you had given to me from your office research in 2015 (not from NBS), we should wait for his response on corrections or questions before generating another set of numbers from someone else at the Port office.

Thanks

Ed Henning, Principal Consultant
Edward Henning & Associates
760-868-9963

-----Original Message-----

From: Lorena Parker
Sent: Oct 11, 2016 4:56 PM
To: "Sestich, Meagan"
Cc: "Galvin,Michael" , Edward Henning , Augie Bezmalinovich , "Dorfman, Vivien"
Subject: Re: Port of Los Angeles Parcel Size Verification - Assistance Needed

Meagan,

The improvement rate that we used was \$0.05500. If our building square footage is correct, this should equal a total annual assessment of \$342,483.82. Since these figures have already been presented to Doane Liu, I would want to check back in with him if they are different.

Once we have the confirmed accurate square footage, we can run it by Doane Liu one last time before we submit to the City Clerk's office.

We are in a time sensitive period in getting this information to the City Clerk's office. Please let me know when we may have confirmation on the building sizes (improvement).

Thank you so much for your assistance.

Best regards,

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
**San Pedro Historic Waterfront
Business Improvement District**
390 W. 7th Street | San Pedro, CA 90731
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On Tue, Oct 11, 2016 at 4:45 PM, Edward Henning <mred2@earthlink.net> wrote:

Thanks Meagan - keep in mind that all Port parcels located in the proposed "expansion" area will only be assessed for building areas on them, if any, since they are all located in Benefit Zone 2 within the BID and not on parcel size. Further, I believe the SP BID office obtained these building sizes from your office in 2015. I'm thinking that the dbase reviewing Section at the City Clerk's Office will most likely go with these figures because they are usually not readily available via the LA County Assessor's Office (everyone's normal source) since they are government owned parcels and facilities on which the County does not levy Property taxes nor maintain accurate building data.

I'll let you know if we encounter any issue with the Clerk's Office as they plot through this extensive review.

Ed Henning, Principal Consultant
Edward Henning & Associates
[760-868-9963](tel:760-868-9963)

-----Original Message-----

From: "Sestich, Meagan"
Sent: Oct 11, 2016 4:27 PM
To: 'Lorena Parker' , Edward Henning
Cc: "Galvin, Michael"
Subject: RE: Port of Los Angeles Parcel Size Verification - Assistance Needed

Hi Lorena,

I received the PBID map from Ed. I have forwarded that over to Augie for verification and our Engineering division to verify the parcel sizes. Once I hear back from all the groups I will let you know.

Thanks and let me know if you need help with anything else.

Thanks,

Meagan

From: Lorena Parker [mailto:lparker@sanpedrobid.com]
Sent: Friday, October 07, 2016 1:48 PM
To: Edward Henning
Cc: Sestich, Meagan; Galvin, Michael
Subject: Re: Port of Los Angeles Parcel Size Verification - Assistance Needed

Ed,

Are there specific parcels that still need to be verified?

Mike,

Is there a specific person we should be working with to verify parcel information?

Thank you all for your assistance. I'm looking to complete the data verification as soon as possible.

Best regards,

Lorena Parker

Executive Director

San Pedro Property Owners' Alliance

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On Fri, Oct 7, 2016 at 12:36 PM, Edward Henning <mred2@earthlink.net> wrote:

Hi Meagan - I'm the assessment Engineer working with the San Pedro BID on their renewal. I'm not sure if Lorena sent you the map of the proposed expanded BID but attached is the boundary map prepared by another company (NBS) delineating the existing BID boundaries and the proposed expansion area. I don't have a map detailing precisely the parcels included but have submitted a dbase (mainly prepared also by NBS) to the City of LA for checking/verifying. Much of the Port property data in the expansion area was obtained from someone at the Port in 2015 and I used that as the basis of the expansion data submitted.

We've only had very cursory feedback to date from the City on the data submitted and I will certainly let you know if any issues arise as to the accuracy of the data we are using at this point or if we need further research and validation from you. Please keep in mind that the BID expansion area is considered Benefit Zone 2 within which only building areas are assessed, not land areas as is the case with other Port parcels lying in either Zone 1A or Zone 1B.

Thank you for your help.

Ed Henning, Principal Consultant

Edward Henning & Associates

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-----Original Message-----

From: "Sestich, Meagan"

Sent: Sep 30, 2016 4:18 PM

To: 'Lorena Parker'

Cc: Edward Henning

Subject: RE: Port of Los Angeles Parcel Size Verification - Assistance Needed

Hi Lorena,

Could you forward me a map showing which parcels are part of PBID. Augie said you should have one handy.

Thanks,

Meagan

From: Lorena Parker [mailto:lparker@sanpedrobid.com]

Sent: Wednesday, September 21, 2016 3:34 PM

To: Sestich, Meagan

Cc: Edward Henning

Subject: Port of Los Angeles Parcel Size Verification - Assistance Needed

Meagan,

I am in the process of renewing the San Pedro Historic Waterfront Business Improvement District. As part of that process, we need to submit a database to the City of Los Angeles on all parcels that will be part of the District.

I have already met with Doane Liu to discuss the parcels that will be included in the renewal. I now need a contact in your office who can work with our engineer Ed Henning to verify parcel sizes.

Can you please let me know who in your office would be the correct contact person?

Thank you for your assistance.

Best regards,

Lorena Parker

Executive Director

San Pedro Property Owners' Alliance

San Pedro Historic Waterfront

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